Playa Vista Phase 2 EIR Litigation Timeline

Chronological research report on the Village at Playa Vista / Phase 2 Environmental Impact Report litigation in Los Angeles, 2002–2012.

Prepared by: Perplexity Computer Document type: Research / policy timeline Subject: CEQA litigation over the Village at Playa Vista (Phase 2)

Important. This document is a research-and-policy timeline compiled from publicly available appellate opinions, planning records, and news reporting. It is not legal advice and does not reflect a formal review of every docket entry. Readers should consult primary source records for any operative legal use.

Executive summary

The Village at Playa Vista ("Phase 2") is the second major build-out of the Playa Vista master-planned community on the Westside of Los Angeles. The Los Angeles City Council certified the Original Final Environmental Impact Report (FEIR) and approved the project on September 22 and 29, 2004[2,3]. Two coordinated CEQA petitions were filed in November 2004 by the City of Santa Monica, the Ballona Wetlands Land Trust, the Surfrider Foundation, Anthony Morales, the Federation of Hillside and Canyon Associations, the Coalition Against the Pipeline, the Ballona Ecosystem Education Project (BEEP), and ETINA[2,1]. Judge William F. Highberger denied both petitions on January 10, 2006[1,2].

On September 13, 2007, the California Court of Appeal, Second Appellate District, Division Three, reversed in City of Santa Monica v. City of Los Angeles (B189630) and BEEP v. City of Los Angeles (B189722), finding the FEIR deficient on (i) land use impacts, (ii) historical/archaeological resources (preservation in place), and (iii) wastewater disposal and cumulative Santa Monica Bay impacts[2,7]. The California Supreme Court denied review on December 12, 2007[8]. The Superior Court issued a peremptory writ on May 23/27, 2008, and the City Council vacated approvals on July 9, 2008[1,3,4].

The City prepared a Recirculated/Supplemental Draft EIR (RS-DEIR, January 2009) and Final RS-EIR (August 2009) addressing land use, archaeology, wastewater, and (voluntarily) global climate change/GHG analysis[3,4,5]. The City Council recertified the EIR and reapproved Phase 2 in early April 2010[13]. BEEP filed a new petition (BS126281) in May 2010. In February 2011, Judge John A. Torribio overruled objections, discharged the writ, and denied BEEP's new petition[1]. On November 9, 2011, the same Second District panel that ordered revisions affirmed in Ballona Wetlands Land Trust v. City of Los Angeles (B231965)[1,9]. The opinion was certified for publication December 2, 2011[1], and the California Supreme Court denied review and depublication requests on March 21, 2012[10,11], clearing the path to summer 2012 groundbreaking[12].

Scope note: 2001 First Phase petitions vs. Phase 2 EIR litigation

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3. RS-DEIR Exec Summary, Jan 2009 — https://planning.lacity.gov/eir/PlayaVista/DEIR_RS/issues/I.%20Executive%20Summary.pdf
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8. LA Times, Dec. 13, 2007 — https://www.latimes.com/archives/la-xpm-2007-dec-13-me-playa13-story.html
9. LA Times, Nov. 11, 2011 — https://www.latimes.com/local/la-xpm-2011-nov-11-la-me-playa-vista-20111111-story.html

(remaining entries in full Sources list at end)

This report covers the Phase 2 (Village at Playa Vista) EIR litigation cycle that ran from 2004 to 2012. It is distinct from the earlier set of 2001 petitions targeting First Phase methane mitigation, groundwater dewatering, Mello-Roos bond actions, Brown Act compliance, infrastructure, and mitigation issues. Those earlier matters — Grassroots Coalition (BS062858), ETINA v. So. Cal. Gas Co. (BC244706), Santa Monica Baykeeper (BS070757), Spirit of the Sage (BC256438), and ETINA et al. v. City of Los Angeles (BS073182) — are summarized in Topical Response TR-13 of the Village at Playa Vista FEIR[19].

The most consequential 2001-vintage matter, ETINA, produced an October 26, 2005 Court of Appeal opinion (B174856) that held the City Council's June 12, 2001 adoption of the CLA Report and methane mitigation measures was a discretionary CEQA approval, ordered the City to vacate that approval, and required the City to determine whether a subsequent or supplemental EIR was needed for groundwater dewatering[20,21]. The appellate panel upheld the City on thermogenic gas and pile/gas migration issues[20]. These rulings concern Phase One methane and dewatering, not the Phase 2 EIR. They are included here only as background and are not part of the Phase 2 litigation chain analyzed below.

Approval-status timeline

The visualization below tracks the project's approval status through eleven phases, from EIR preparation in 2002 through the California Supreme Court's March 2012 non-review and the summer 2012 groundbreaking. Status colors are consistent across the chronological table that follows.

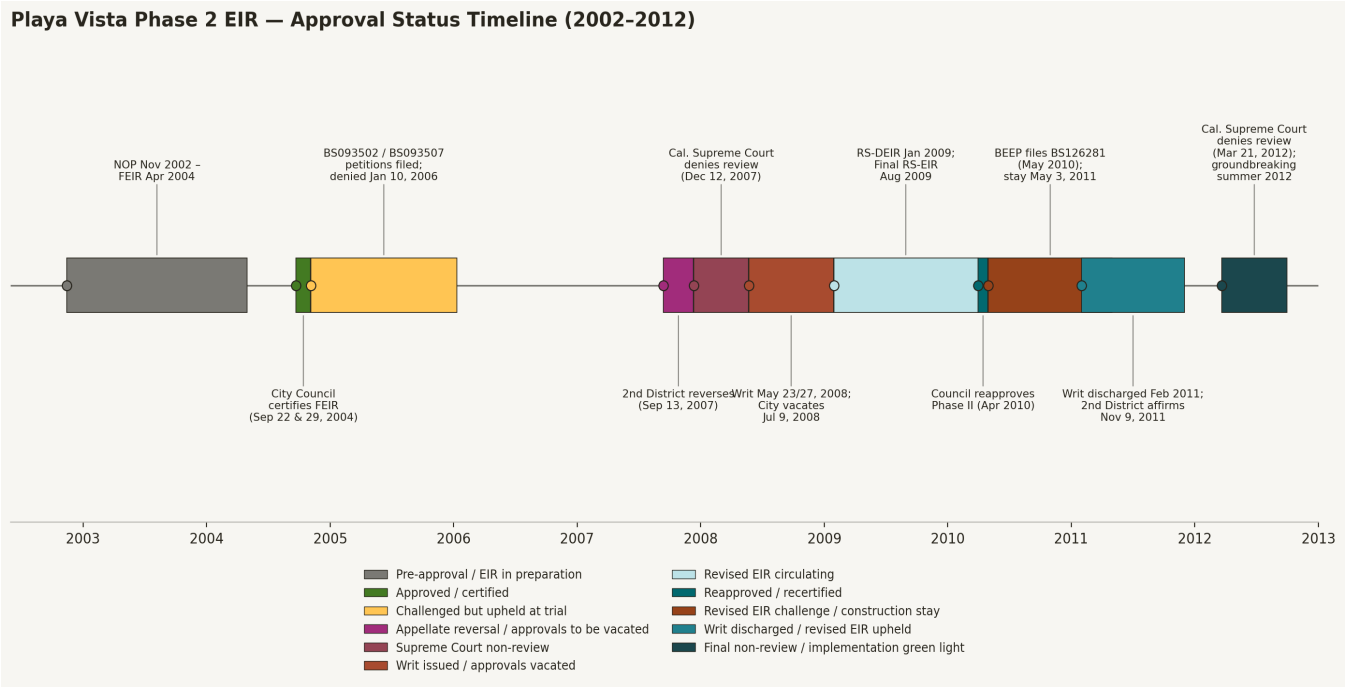
Playa Vista Phase 2 EIR — Approval Status Timeline (2002-2012)
NOP Nov 2002 – FEIR Apr 2004
BS093502 / BS093507 petitions filed; denied Jan 10, 2006
City Council certifies FEIR (Sep 22 & 29, 2004)
Cal. Supreme Court denies review (Dec 12, 2007)
2nd District reverses (Sep 13, 2007)
Writ May 23/27, 2008; City vacates Jul 9, 2008
RS-DEIR Jan 2009; Final RS-EIR Aug 2009
Council reapproves Phase II (Apr 2010)
BEEP files BS126281 (May 2010); stay May 3, 2011
Writ discharged Feb 2011; 2nd District affirms Nov 9, 2011
Cal. Supreme Court denies review (Mar 21, 2012); groundbreaking summer 2012
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
Pre-approval / EIR in preparation
Approved / certified
Challenged but upheld at trial
Appellate reversal / approvals to be vacated
Supreme Court non-review
Writ issued / approvals vacated
Revised EIR circulating
Reapproved / recertified
Revised EIR challenge / construction stay
Writ discharged / revised EIR upheld
Final non-review / implementation green light

Figure 1. Playa Vista Phase 2 EIR approval-status timeline, 2002–2012. Status labels follow the dossier sequence; horizontal bar position and extent indicate the approximate active period for each status.

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19. Topical Response TR-13 (FEIR) — https://planning.lacity.gov/eir/PlayaVista/PlayavistaFEIR/issues/VI_C.pdf

20. ETINA decision (saveballona) — https://saveballona.org/lawsuits/etina_decision_highlighted.rtf

21. LA Times, Oct. 27, 2005 — https://www.latimes.com/archives/la-xpm-2005-oct-27-me-playavista27-story.html

Chronological table of key events

Forum abbreviations: CC = Los Angeles City Council; SC = Los Angeles County Superior Court; CoA = California Court of Appeal, Second Appellate District, Division Three; CalSC = California Supreme Court.

Date	Forum	Event / order / ruling	Status effect	Src
Nov 14, 2002 – Jan 14, 2003	CC / Planning	Notice of Preparation circulated for Village at Playa Vista / Phase 2 EIR.	Pre-approval / EIR in preparation	19
Aug 21 – Dec 22, 2003	CC / Planning	Original DEIR public comment period (originally to Oct 23, extended to Dec 22).	Pre-approval / EIR in preparation	19
Apr 2004	CC / Planning	Original FEIR completed.	Pre-approval / EIR in preparation	19
Sept 22, 2004	CC	City Council certifies Original FEIR; approves Vesting Tentative Tract Map No. 60110.	Approved / certified	2,3
Sept 29, 2004	CC	City Council approves General Plan amendment, Area D Specific Plan amendment, and development agreement.	Approved / certified	2,3
Nov 5, 2004	SC (BS093502)	Petition for writ of mandate filed by City of Santa Monica, Ballona Wetlands Land Trust, Anthony Morales, and Surfrider Foundation.	Challenged but upheld at trial	2,1
Nov 8, 2004	SC (BS093507)	Separate petition filed by Federation of Hillside and Canyon Associations, Coalition Against the Pipeline, BEEP, and ETINA. Cases related/consolidated.	Challenged but upheld at trial	2,1
Jan 10, 2006	SC — Judge Highberger	Statement of decision and judgment denying both petitions.	Challenged but upheld at trial	1,2
Sept 13, 2007	CoA (B189630 / B189722)	Reversal. FEIR deficient on (1) land use impacts (upzoning vs. existing entitlements), (2) historical/archaeological preservation in place, and (3) wastewater disposal and cumulative Santa Monica Bay impacts. Construction stay ordered until Superior Court injunction.	Appellate reversal / approvals to be vacated	2,7
Dec 12, 2007	CalSC	Petition for review denied. 2007 appellate ruling stands.	Supreme Court non-review	8
May 23, 2008	SC — Judge Torribio	Writ of mandate enforcing the appellate decision; judgment granting petitions in part / denying in part; writ filed May 27.	Writ issued / approvals vacated	1,3,4
July 9, 2008	CC	City Council vacates approvals of Proposed Project and certification of Original FEIR.	Writ issued / approvals vacated	3,4

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1. 2011 CoA opinion (Justia) — https://law.justia.com/cases/california/court-of-appeal/2011/b231965.html
2. 2007 CoA opinion (LA Planning A.i) — https://planning.lacity.gov/eir/PlayaVista/DEIR_RS/issues/A.i.pdf
3. RS-DEIR Exec Summary, Jan 2009 — https://planning.lacity.gov/eir/PlayaVista/DEIR_RS/issues/I.%20Executive%20Summary.pdf
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19. Topical Response TR-13 (FEIR) — https://planning.lacity.gov/eir/PlayaVista/PlayavistaFEIR/issues/VI_C.pdf

Chronological table of key events (continued)

Date	Forum	Event / order / ruling	Status effect	Src
Jan 29 – Mar 16, 2009	CC / Planning	RS-DEIR public review; re-noticed for additional 45 days through April 30, 2009 after notice objections.	Revised EIR circulating	3,4
Aug 2009	CC / Planning	Final RS-EIR addresses land use, archaeology, wastewater, and global climate change / GHG.	Revised EIR circulating	5
Early Apr 2010	CC	Council recertifies revised EIR and reapproves Phase 2 by 12–2 vote; 200 senior units added (total 2,800).	Reapproved / recertified	13
Apr 2010	SC	City files supplemental return to writ claiming compliance.	Reapproved / recertified	1
May 2010	SC (BS126281)	BEEP files new petition challenging project description, land use impacts, alternatives, and climate change analysis; consolidated with pending proceedings.	Revised EIR challenge / construction stay	1
Feb 2011	SC — Judge Torribio	Overrules objections, discharges writ, denies BEEP's new petition; City and Playa Capital prevailing parties.	Writ discharged / revised EIR upheld	1
May 3, 2011	CoA	Limited construction stay: disturbance of native soil or known archaeological-site soil enjoined pending appeal.	Revised EIR challenge / construction stay	1
Nov 9, 2011	CoA (B231965)	Same Division Three panel affirms Superior Court. Revised EIR adequate on preservation in place; no obligation to analyze sea-level-rise effect on the project; postjudgment scope/res judicata bars new project-description and land-use challenges.	Writ discharged / revised EIR upheld	1,9
Dec 2, 2011	CoA	Opinion certified for publication.	Writ discharged / revised EIR upheld	1
Jan 12, 2012	CalSC	Ballona Wetlands Land Trust files petition for review.	Writ discharged / revised EIR upheld	10
Feb 2, 2012	CalSC	NRDC files request for depublication; other organizations also request depublication.	Writ discharged / revised EIR upheld	10,11
Mar 21, 2012	CalSC	Petition for review and depublication requests denied (2012 Cal. LEXIS 3142).	Final non-review / implementation green light	10,11
Summer 2012	Project	First two Village projects break ground.	Final non-review / implementation green light	12

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3. RS-DEIR Exec Summary, Jan 2009 — https://planning.lacity.gov/eir/PlayaVista/DEIR_RS/issues/I.%20Executive%20Summary.pdf
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9. LA Times, Nov. 11, 2011 — https://www.latimes.com/local/la-xpm-2011-nov-11-la-me-playa-vista-20111111-story.html
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11. Holland & Knight, May 30, 2012 — https://www.hklaw.com/en/insights/publications/2012/05/recommendations-for-complying-with-iballona-wetlan
12. Planning Report, Apr. 26, 2012 — https://www.planningreport.com/2012/04/26/playa-vista-gets-green-light-phase-ii
(remaining entries in full Sources list at end)

Narrative analysis

2004 City Council approvals and 2006 Superior Court ruling

The 111-acre Village at Playa Vista / Phase Two adjoins Phase One and was originally proposed with 2,600 dwelling units, 175,000 square feet of office, 150,000 square feet of retail, and 40,000 square feet of community-serving uses[19]. The City Council certified the Original FEIR and approved Vesting Tentative Tract Map No. 60110 on September 22, 2004, and adopted the General Plan amendment, Area D Specific Plan amendment, and development agreement on September 29, 2004[2,3].

Two CEQA petitions followed in November 2004 (BS093502 and BS093507), were deemed related and tried concurrently, and were denied on the merits in a January 10, 2006 statement of decision and judgment by Judge William F. Highberger[1,2].

September 13, 2007 — Second District Court of Appeal (B189630 / B189722)

Division Three of the Second Appellate District consolidated the appeals and reversed. The court rejected the bulk of petitioners' challenges but identified three deficiencies in the Original FEIR[2,7]:

Land use impacts. The FEIR misleadingly characterized the project as a reduced or substituted development relative to existing entitlements, rather than disclosing a substantial upzoning. Existing Area D after Phase One allowed no additional residential units and only 108,050 sq ft of office/light industrial on the Phase 2 site; the proposed project added 2,600 residential units, increased office/light industrial to 175,000 sq ft, and added 150,000 sq ft of retail and 40,000 sq ft of community uses[2].

Historical/archaeological resources. The FEIR failed to discuss preservation in place as a mitigation option required by CEQA Guidelines §§ 15126.4(a)(1)(B) and (b)(3)[2].

Wastewater. The FEIR failed to identify and analyze the project's intended and likely wastewater disposal measures and their environmental impacts, including cumulative effects on Santa Monica Bay[2,7].

The court directed issuance of a peremptory writ ordering the City to vacate project approvals and EIR certification, revise the land-use analysis, discuss preservation in place, and identify and analyze wastewater measures and impacts. It also imposed an immediate construction stay, to be replaced by Superior Court injunction[2,7].

December 12, 2007 — California Supreme Court denial of review

The California Supreme Court denied Playa Vista's petition for review on Wednesday, December 12, 2007 (reported December 13). The 2007 Court of Appeal ruling thus stood. Construction on the First Phase was permitted to continue while Phase 2 approvals required revision; a city attorney spokesman publicly characterized the EIR conditions as fixable[8].

May 23/27, 2008 Superior Court writ; July 9, 2008 City vacatur

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8. LA Times, Dec. 13, 2007 — https://www.latimes.com/archives/la-xpm-2007-dec-13-me-playa13-story.html

On May 23, 2008, Judge John A. Torribio of the Los Angeles County Superior Court issued a writ of mandate enforcing the Court of Appeal decision; the 2011 Court of Appeal records that judgment was entered in May 2008 granting petitions in part and denying in part, with the writ filed May 27, 2008 and costs awarded to petitioners[1,3,4]. On July 9, 2008, the Los Angeles City Council vacated approvals of the Proposed Project and certification of the Original FEIR[3,4].

Source caveat — Appendix A.ii. The City Planning-hosted PDF nominally titled "May 23, 2008 Superior Court Order" (Appendix A.ii of the RS-DEIR) appears, on extraction, to contain only divider/cover pages rather than the operative writ text[6]. The substantive content of the writ is reliably summarized in the RS-DEIR/Final RS-EIR documents and the 2011 Court of Appeal opinion[1,3,4,5].

2009 recirculation and 2010 reapproval

The City prepared a Recirculated/Supplemental Draft EIR addressing the three court-identified deficiencies, and voluntarily added a global climate change/GHG analysis because the Original FEIR did not address climate change and post-2004 legislation and regulation had emerged[3,4]. The RS-DEIR circulated from January 29 to March 16, 2009; counsel for the Ballona Wetlands Land Trust raised notice objections, prompting a 45-day re-notice from March 16 to April 30, 2009[3,4]. The Final RS-EIR (August 2009) addresses land use, archaeological resources, wastewater, and climate change[5].

Following March/April 2010 hearings, the City Council recertified the revised EIR and reapproved Phase 2 in early April by a 12–2 vote. During negotiations with Councilmember Bill Rosendahl, 200 senior units were added, bringing the total to 2,800 units. Steve Soboroff publicly noted that the appellate panel had ruled on three of thirty-six issues, with the remainder in Playa Vista's favor[13]. The City filed a supplemental return to the writ in April 2010 claiming compliance[1].

February 2011 Superior Court writ discharge

BEEP filed a new petition (BS126281) in May 2010 challenging the revised EIR's project description, land use impacts, alternatives, and climate change analysis; the new matter was consolidated with the pending proceedings[1]. The Ballona Wetlands Land Trust and BEEP also objected to the City's supplemental return. In February 2011, Judge Torribio overruled the objections, discharged the writ, and denied relief on BEEP's latest petition, finding the City and Playa Capital entitled to costs as prevailing parties[1].

November 9, 2011 — Second District opinion (B231965)

On May 3, 2011, the Court of Appeal stayed construction activities involving disturbance of native soil or soil within known archaeological sites pending appeal[1]. The same three-judge Division Three panel that had ordered revisions in 2007 affirmed the Superior Court on November 9, 2011 in Ballona Wetlands Land Trust v. City of Los Angeles, B231965[1,9]:

(i) The revised EIR adequately discussed preservation in place. (ii) The revised EIR was not required to analyze the impact of sea-level rise on the project as an effect of the environment on the project, and the City's analysis adequately explained why the project would not be subject to inundation under more

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9. LA Times, Nov. 11, 2011 — https://www.latimes.com/local/la-xpm-2011-nov-11-la-me-playa-vista-20111111-story.html
13. Planning Report, Apr. 30, 2010 — https://www.planningreport.com/2010/04/30/soboroffs-legacy-enhanced-playa-vista-phase-ii-approved

reliable estimates. (iii) BEEP's newly asserted project-description and land-use-consistency challenges were beyond the scope of postjudgment/writ proceedings and barred by res judicata and jurisdictional limits. (iv) The City and Playa Capital were prevailing parties on BEEP's May 2010 petition, with costs on appeal; the May 3, 2011 stay was to be vacated upon remittitur[1].

The opinion was certified for publication on December 2, 2011[1].

March 21, 2012 — California Supreme Court non-review

The Ballona Wetlands Land Trust filed a petition for review on January 12, 2012; the Natural Resources Defense Council filed a request for depublication on February 2, 2012, joined by other organizations[10,11]. On March 21, 2012, the California Supreme Court denied both the petition for review and the depublication requests (2012 Cal. LEXIS 3142)[10,11]. The published 2011 opinion remained intact, and contemporaneous reporting characterized the result as a "green light" for the 111-acre Village at Playa Vista, with the first two Village projects breaking ground in summer 2012[12].

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1. 2011 CoA opinion (Justia) — https://law.justia.com/cases/california/court-of-appeal/2011/b231965.html

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Settlement and open-space agreements

Several settlement-related arrangements appear in the public record around the broader Playa Vista entitlement and Ballona Wetlands restoration history. None of them is a formal settlement of the Phase 2 EIR judgment with the original Original FEIR petitioners. Where primary settlement text is unavailable, this section flags the limitation.

1990 Friends of Ballona Wetlands / Maguire Thomas settlement

The Los Angeles Times reported on October 21, 1990 that Friends of Ballona Wetlands and developer Maguire Thomas Partners had settled Friends' part of a 1984 lawsuit, with the settlement filed in Los Angeles Superior Court the prior Thursday[15]. Reported terms included setting aside 269 acres of wetlands and contributing $10 million toward restoration, with no construction south of Jefferson Boulevard or west of Lincoln Boulevard. Friends agreed to support the developer in obtaining approvals and not to organize opposition or object to density and building heights, while individual members retained the right to speak on traffic, parking, and other concerns[15].

A 1992 EPA report describes the settlement as obligating Maguire Thomas Partners to provide restoration planning and $10 million for muted/full tidal restoration, and creating a Ballona Wetlands Committee comprising Friends, the LA City Council 6th District office, the State Lands Commission/controller, and Maguire Thomas Partners[18]. The Friends history page records 1990 negotiations under which new ownership agreed to give up a significant portion of the 1,187-acre site and pay for much of the restoration, including a freshwater marsh and riparian corridor[17].

Relevance. This is an antecedent land-use and restoration settlement that shaped the project's open-space and mitigation architecture. It is not a Phase 2 EIR judgment settlement.

2003 state purchase and developer donation

The Los Angeles Times reported on December 19, 2003 that the State of California was poised to complete a $139 million purchase of about 192 acres of Ballona Wetlands from the Playa Vista owner; the developers were donating nearly 300 additional acres and waiving the right to buy or develop a 64-acre parcel east of Lincoln Boulevard. A previous agreement had also required donation of 60 acres west of Lincoln, including the freshwater marsh[16]. The Friends of Ballona Wetlands history page reports that the state purchased 192 acres and accepted donation of 291 acres in 2003, bringing the protected area to roughly 600 acres[17].

Relevance. This is a conservation/open-space outcome intertwined with Playa Vista entitlements but is not a court ruling in or settlement of the Phase 2 EIR litigation.

Surfrider South Bay / Ballona Wetlands Land Trust / City of Santa Monica

A Surfrider South Bay campaign page describes the Surfrider Foundation South Bay Chapter, the Ballona Wetlands Land Trust, and the City of Santa Monica as having signed a settlement agreement "sending Phase 2 back to the drawing board," with the EIR characterized as having inadequately informed the public

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15. LA Times, Oct. 21, 1990 — https://www.latimes.com/archives/la-xpm-1990-10-21-we-4188-story.html

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of foreseeable environmental harm; the page also states that City Council decisions to grant permits and entitlements were reversed and a public-acquisition opportunity opened, with Surfrider advocating for treatment wetlands[14].

Source caveat. The Surfrider page does not provide a settlement date, the opposing parties to the agreement, a docket number, or the full settlement text. Several of its statements overlap with the operative effects of the September 13, 2007 Court of Appeal disposition[2,7] and the 2008 writ and City Council vacatur[1,3,4]. This report treats the Surfrider page as a stakeholder/reporting source rather than as primary settlement documentation, and distinguishes its language from the court orders that produced the same practical effects.

Out-of-scope: 2017 CDFW / Playa Capital drain matter

Public reporting refers to a later agreement between the California Department of Fish and Wildlife and Playa Capital concerning the cessation of unpermitted draining of freshwaters in Ballona Wetlands. That matter concerns wetlands management, not the Phase 2 EIR litigation, and is outside the scope of this report.

Required EIR revisions and how the City addressed them

Court-identified deficiency	How the revised EIR addressed it
Land use impacts — Original FEIR misleadingly characterized the project as reduced/substituted rather than disclosing a substantial upzoning over existing Area D entitlements (no additional units; 108,050 sq ft office/light industrial)[2].	RS-DEIR (January 2009) and Final RS-EIR (August 2009) revised the land-use analysis to disclose the increase to 2,600 (later 2,800) units, 175,000 sq ft office/light industrial, 150,000 sq ft retail, and 40,000 sq ft community uses, and the upzoning relative to existing entitlements[3,4,5].
Historical/archaeological resources — Original FEIR failed to discuss preservation in place under CEQA Guidelines §§ 15126.4(a)(1)(B) and (b)(3)[2].	RS-DEIR/Final RS-EIR added discussion of preservation in place; the 2011 Court of Appeal held this discussion adequate[1,3,4,5].
Wastewater — Original FEIR failed to identify and analyze intended and likely wastewater disposal measures and their environmental impacts, including cumulative Santa Monica Bay impacts[2,7].	RS-DEIR/Final RS-EIR added wastewater analysis, including cumulative Santa Monica Bay considerations[3,4,5].
Climate change — not court-ordered, but Original FEIR did not address climate change; new legislation/regulation arose post-2004[3,4].	City voluntarily added a global climate change/GHG analysis in the RS-DEIR/Final RS-EIR. The 2011 Court of Appeal also held the City was not required to analyze sea-level-rise effects on the project, and that the City's explanation of why the project would not be subject to inundation under more reliable estimates was adequate[1,3,4,5].

Outcomes and practical effects

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Across the litigation cycle, three concrete practical effects stand out. First, the September 2007 reversal and the May 2008 writ together forced the City to vacate Phase 2 approvals and recirculate the EIR; First Phase construction was allowed to continue while Phase 2 was on hold[2,7,8]. Second, the City used the recirculation to expand the EIR beyond the court's mandate, voluntarily adding climate change/GHG analysis[3,4]. Third, the November 2011 affirmance and March 2012 California Supreme Court non-review left the published 2011 opinion intact and produced what contemporaneous reporting called a "green light" for the 111-acre Village[9,10,11,12], with summer 2012 groundbreaking on the first two Village projects[12].

Source limitations

Appendix A.ii (May 23, 2008 Superior Court Order). The City Planning-hosted PDF of Appendix A.ii contains only divider/cover content in extraction; the operative writ text is not present in the available file[6]. This report relies on the RS-DEIR, Final RS-EIR, and the 2011 Court of Appeal opinion's judicial-notice description of the writ for operative content[1,3,4,5].

Surfrider settlement page. The available Surfrider South Bay page does not state the settlement date, opposing parties to the agreement, docket filing, or full settlement text[14]. Several statements track the practical effects of the 2007 appellate disposition and the 2008 writ and City vacatur, which are independently documented[1,2,7,3,4]. This report distinguishes the page from court orders.

Settlement texts generally. Primary text of the 1990 Friends of Ballona Wetlands settlement and the 2003 state purchase/donation documentation was not reviewed for this report; description here is based on contemporaneous press coverage, the EPA report, and the Friends history page[15,16,17,18].

Docket completeness. Filings, minute orders, and intermediate rulings beyond those expressly described in the 2007 and 2011 appellate opinions, the RS-DEIR/Final RS-EIR procedural histories, the LA Times coverage, and the Planning Report and CP&DR coverage are not exhaustively catalogued.

Not legal advice. This report is a research/policy chronology compiled from publicly available sources and is not legal advice. Readers should consult primary sources and qualified counsel for any operative legal use.

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Each numbered entry corresponds to the superscript markers used throughout this report. Per-page footnote sections at the bottom of each page list only the sources cited on that page; this consolidated list contains every source. URLs are clickable.

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